

Funding opportunities in Rural Development...

Rural Cooperative Development Grants: Approximately \$4.45 million

This program's goal is to improve the economic conditions of rural areas through cooperative development. Funds are provided for the establishment and operation of centers to assist individuals in the startup, expansion, or operational improvement of cooperative businesses.

Farm Labor Housing Loans and Grants: \$31.9 million loans, \$10.5 million grants.

Program funds the construction or repair of existing farm labor housing developments for farm workers and/or migrant laborers.

Housing Preservation Grants Almost \$10.5 million available

The Housing Preservation Grant Program provides funding to correct access, health, and safety issues and to alleviate overcrowding in existing homes and rental units.

Rural Rental Housing Loans \$99 million available

Program provides loans to eligible applicants for the development of affordable rental housing complexes in rural communities. Complexes may be designated for seniors or individuals/families.

Multi Family Housing Preservation & Revitalization Restructuring (MPR) Demonstration Program

Almost \$174 million in deferred debt, soft mortgage loans, zero-interest loans, and grants. The intent of this program is to ensure sufficient resources are available to preserve rural rental complexes funded by Rural Development and to provide safe and affordable housing for low-income residents.

Rural Business Opportunity Grants \$2,970,000 available

Assistance provided to rural areas under this program may include technical assistance for business development and economic development planning.

Revolving Fund Program Grants for Water and Wastewater systems \$495,000 available

Qualified private non-profit organizations will receive grant funds to establish a lending program for eligible entities.

Household Water Well System Grants \$990,000 available

Under this program, grants are made to qualified private non-profit organizations to establish lending programs for household water wells. The non-profit organizations will use the grants to make loans to individuals to construct or upgrade a household water well system for an existing home.

Community Connect Grant Program \$8.9 million available

The program provides financial assistance to eligible applicants to provide currently unserved areas, on a "community-oriented connectivity" basis, with broadband transmission service that fosters economic growth and delivers enhanced education, health care, and public safety services

Rural Economic Development Loans and Grants (REDLG)

REDLG loans and grants are available to any electric or telecommunications cooperative eligible to receive guaranteed or direct loans under the Rural Electrification Act. The maximum award for loans is \$740,000, and for grants is \$300,000.

Rural Development Renewable Energy & Energy Efficiency Systems Funding Available

Application for grants due May 12, 2006

Our energy economy is changing in ways that offer tremendous opportunities for rural America. Agricultural producers and small rural businesses are encouraged to apply for Rural Development funding to help create renewable and energy efficient systems.

Applications are currently being accepted for the Renewable Energy and Energy Efficiency loan and grant program. Since this program began, a total of 270 grants totaling \$66.7 million have been awarded in 36 states; and for the first time in 2005 renewable energy loan guarantees were made under the program.

Grants have been awarded to fund a wide range of wind, solar, biomass, geothermal and conservation technologies. For example, in 2005, Colorado received three grants totaling \$1.5 million in to assist farmers in the Wray area with wind energy.

For renewable energy systems, the minimum grant request is \$2,500 and the maximum is \$500,000. For energy efficiency improvements, the minimum grant request is \$1,500 and the maximum is \$250,000. Rural Development grants under the program cannot exceed 25 percent of the eligible program costs and guaranteed loans cannot exceed 50 percent. The maximum amount of a loan guarantee made to a borrower is \$10 million under this program.



Applications for grants in Colorado must be submitted to: USDA Rural Development. Attn: Linda Sundine, 655 Parfet Street, Room E-100, Lakewood, CO 80215. Applications must be postmarked no later than May 12, 2006.

Guaranteed loans will be awarded on a continuous basis. Applications are due to the National Office for funding consideration by July 3, 2006. Any guaranteed loan funds not obligated by August 1, 2006, will be made available for competitive grants.

For more information visit our website at: <http://www.rurdev.usda.gov/rd/nofas/index.html>.

Multi Family Housing (MFH) Update (continued)

Pre-Authorized Debit (PAD)/Electronic Funds Transfer (EFT)

Would you like to go to your computer and simply click a button to submit your monthly project payment? It can happen. Pre-Authorized Debit (PAD) or Electronic Funds Transfer (EFT). If you receive a RA check, EFT would benefit you. This allows us to deposit your RA check into your checking account immediately instead of sending you a paper check that takes longer and can sometimes get lost in the mail. If you do send us a check to make your payment PAD can make this process easier as well. PAD allows us to deduct the amount of your payment from your checking account on the day and in the amount you approve each month. You are still in control, but just not writing a check again that can be late or get lost in the mail. If you are interested in signing up for one or both, please contact the State Office at (720) 544-2924.



Don't forget the annual Multi-Family Housing Borrower Conference, April 24-26, 2006, in Colorado Springs!

April 24 – 1:00 – 5:00 pm

Farm Labor Housing Roundtable

April 25 – 8:00 – 5:00 pm

Steven Rosenblatt – Fair Housing

April 26 – 8:00 – 12:00 noon

Discussion on tenant landlord act, evictions, MINC and more



Sheraton Hotel in Colorado Springs.

For reservations call 719-576-5900.

Conference registration: 303-840-9803



Guaranteed Lenders Corner

Great Start to New Year

Colorado is one of the top states in the nation in obligations for Fiscal Year 2006! We have spent more than \$11 million in obligations and another \$2 million in reservations. Thank you for your continued support of our program!

Top Lenders in Fiscal Year 2005

Congratulations to our TOP FIVE Origination Lenders in FY 2005:

Equitable Savings & Loans Association
Wells Fargo Bank
First Mortgage Corporation
JPMorgan Chase Bank
Rocky Mountain Mortgage Specialists

Changes coming...

New Income Limits will be in place within the next 30 days. While most areas show a modest increase, two counties' limits declined. Both Gilpin and El Paso Counties show decreases in income limit levels. Look for the new limits on our state website under Exhibit B of the GRH Lender Handbook on the Lender Page.

In addition, a new Approved Manufactured Housing Dealers/Contractors List will be up available shortly. This is Exhibit E of the GRH Lender Handbook. We have added several new dealers and have removed dealers who are no longer in business.

References to National Administrative Notices (ANs) have been updated in the handbook as

well. These ANs provide important guidance and clarification to issues not specifically addressed in 1980-D, the Single Family Housing Guaranteed regulation.

Servicing Contact

State approved lenders who service GRH loans must currently provide information to our State Office regarding foreclosure bids, acquisition of property and marketing plans for Real Estate Owned property. The State Office also processes all loss claims for state lenders. If you have questions on any servicing action, please contact Bernice Williams, Single Family Housing Specialist, at 720-544-2919.

By the end of the year most servicing for all lenders, including loss claims, will be centralized at our St. Louis, Missouri office.

Future Recovery

When a lender does not sell an REO within the six month marketing period, they are required to file an estimated net recovery loss claim. Later, when the property is sold they provide copies of the settlement statement to the Colorado State Office for calculations of any Future Recovery owed the agency.

Effective immediately, all lenders must now report the sale of REO property to our Centralized Servicing Center (CSC) in St. Louis. Please fax the settlement statement to 314-206-2873. Be sure to clearly identify the former borrower's name, the state where the claim was filed, and the Rural Development account number. Settlement statements which were faxed to the State office prior to this newsletter have been forwarded to CSC.

Multi Family Housing (MFH) Update:

MINC—Management Agent Interactive Network Connection:

In an effort to assist our borrowers on MINC, the State Office has compiled a listing of the most common transaction status definitions received once a document is transmitted.

Accepted

The transaction has been accepted by the system.

Pending

The transaction must be reviewed by Rural Development to be either accepted or rejected. Verify reported income/verify reported net assets. The income/assets on the action have changed from the last certification greater or less than expected. When you receive this message, RD will review the transmission and determine if additional information is needed. If no additional information is needed RD will accept the transmission.

Eligible tenant not receiving RA

The tenants adjusted annual income make the tenant eligible for RA. Check the pre-released worksheet in MINC for any unused RA that needs to be assigned to the most rent overburdened tenants.

Rejects

Transaction has been rejected by the system. Tenant household record not found. This could mean that the tenant Social Security Number (SSN) transmitted, does not match the SSN currently on file. When this message is received, please verify the SSN transmitted with the information in the tenants file and/or the information in the Rural Development file.

Tenant income too high for allotment of RA

The tenant's income is too high to be eligible for RA. When you receive this message you will need to retransmit the tenant information changing the subsidy code to 0.

Manually accepted

The transaction was accepted by Rural Development.

Manually rejected

The transaction was rejected by Rural Development with an attached message.

Additional definitions are available on the MINC website. At the MINC home page click on "*help*" then click on "*view transactions*". You will need to scroll down a couple of pages to find the definitions under MINC error conditions and status message. (It may be a good idea to print them out as a handy reference).

Colorado USDA Rural Development Office Locations

www.rurdev.usda.gov/co/index.html

Alamosa - 101 S. Craft Drive
Alamosa, CO 81101 (719) 589-5661

Canon City -248 Dozier Avenue
Canon City, CO 81212 (719) 275-4465

Cortez - 628 West 5th Street
Cortez, CO 81321 (970) 565-8416

Greeley- 4302 W. 9th Street Road
Greeley, CO 80634 (970) 356-8097

Craig - 356 Ranney Street, Suite 19
Craig, CO 81625 (970) 824-3476

Las Animas - 760 Bent Ave.
Las Animas, CO, 81054-1730 (719) 456-0120

Delta - 690 Industrial Blvd.
Delta, CO 81416-2812 (970) 874-5735

Wray - P.O. Box 405, 247 Clay Street, Suite #2
Wray, CO 80758 (970) 332-3107

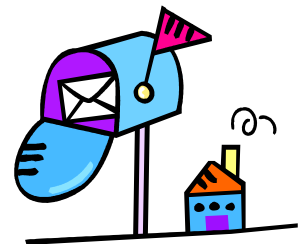
State Office - 655 Parfet Street
Lakewood, CO 80215 (720) 544-2903

*USDA Rural Development is an Equal Opportunity Lender, Provider, and Employer.
Complaints of discrimination should be sent to USDA, Director, Office of Civil Rights,
1400 Independence Ave, SW, Washington, DC, 20250-9410.*



Committed to the future of rural communities

USDA Rural Development
655 Parfet Street
Lakewood, CO 80215



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electronically? Send an email to:
amy.mund@co.usda.gov